117.0	0004	0003.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	881,800 / 881,800
					USE VALUE:	881,800 / 881,800
					ASSESSED:	881,800 / 881,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
58		JAMES ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COOPER MICHAEL J/AMY M
Owner 2:	
Owner 3:	
Street 1:	58 JAMES STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DELIGIANNIDIS LEONIDAS -
Owner 2:	STYLIANOU CHRISTINA -
Street 1:	58 JAMES STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,375 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1958, having primarily Clapboard Exterior and 2153 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10375.000	369,900		511,900	881,800
Total Card	0.238	369,900		511,900	881,800
Total Parcel	0.238	369,900		511,900	881,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 409.57 | /Parcel: 409.5

Legal Description

User Acct 75616

GIS Ref

GIS Ref

Insp Date 03/03/09

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 117.0-0004-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	369,800	0	10,375.	511,900	881,700	881,700	Year End Roll	12/18/2019
2019	101	FV	281,100	0	10,375.	504,600	785,700	785,700	Year End Roll	1/3/2019
2018	101	FV	281,100	0	10,375.	387,600	668,700	668,700	Year End Roll	12/20/2017
2017	101	FV	281,100	0	10,375.	365,600	646,700	646,700	Year End Roll	1/3/2017
2016	101	FV	177,200	0	10,375.	336,400	513,600	513,600	Year End	1/4/2016
2015	101	FV	176,300	0	10,375.	314,400	490,700	490,700	Year End Roll	12/11/2014
2014	101	FV	176,300	0	10,375.	289,600	465,900	465,900	Year End Roll	12/16/2013
2013	101	FV	176,300	0	10,375.	289,600	465,900	465,900		12/13/2012

!9118!

PRINT

Date	Time
12/10/20	23:37:54

LAST REV

Date	Time
09/07/16	12:06:01

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9118

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DELIGIANNIDIS L	1260-64		11/2/2002		390,000	No	No		
HAGLER JEREMIAH	1229-25		10/27/2000		300,000	No	No		
TRINGALE THOMAS	1150-22		12/21/1995		220,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/2/2015	1258	Heat App	9,400		9/2/2015			Provide and instal
6/23/2015	771	Addition	180,000		6/23/2015			Add 675 sq ft seco
1/22/2002	29	New Wind	3,700	C				7 NEW WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2016	Left Notice	DGM	D Mann
7/27/2016	Permit Visit	DGM	D Mann
3/3/2009	Measured	189	PATRIOT
1/30/2003	MLS	MM	Mary M
12/28/2000	MLS	MM	Mary M
3/16/2000	Inspected	263	PATRIOT
2/10/2000	Measured	264	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	75616
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10375		Sq. Ft.	Site		0	70.	0.70	6									511,876						511,900	

Total AC/HA: 0.23818 | Total SF/SM: 10375 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 511,876 | Spl Credit | Total: 511,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.27799034
Const Adj.:	1.00999999
Adj $ / SQ:	167.800
Other Features:	105256
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	454384
Depreciation:	84515
Depreciated Total:	369868

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

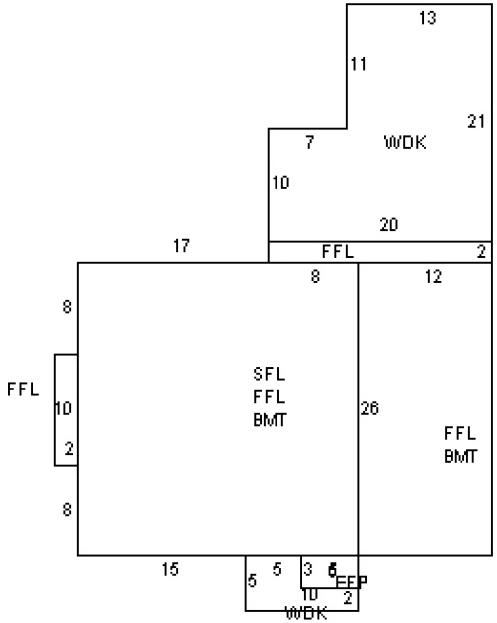
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	167.80
Special Features:	0	Val/Su Net:	122.20
Final Total:	369900	Val/Su SzAd	221.23

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,022	167.800	171,492
BMT	Basement	962	66.700	64,166
SFL	Second Floor	650	167.800	109,070
WDK	Deck	378	8.730	3,301
EFP	Enclos Porch	15	73.330	1,100

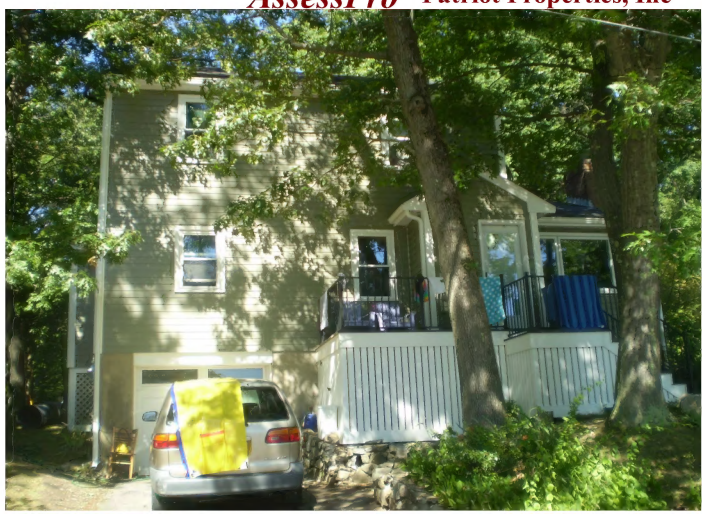
Net Sketched Area:	3,027			Total:	349,129
Size Ad	1672	Gross Are	3027	FinArea	2153

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

117.0-0004-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X8	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	